

**200 Walsgrave Road, Coventry, CV2 4AX**  
**£495 Per Calendar Month**

AVAILABLE NOW..... BILLS INCLUSIVE.....An en-suite room in a shared house located only a fifteen minute walk from Coventry City Centre or a five minute bus ride. Briefly comprising of shared reception room with TV, fully fitted kitchen, large double bedroom with double bed, wardrobe and draws, en-suite bathroom and shared access to a large rear garden. WI-FI is included along with council tax, gas, electric and water. FULLY FURNISHED. Also has it's own private little courtyard garden.

### **Shared Reception**

Seating area and TV

### **Fitted Kitchen**

Good size with appliances

### **Ground Floor Bedroom**

Large double bedroom with double bed

### **En-Suite Bathroom**

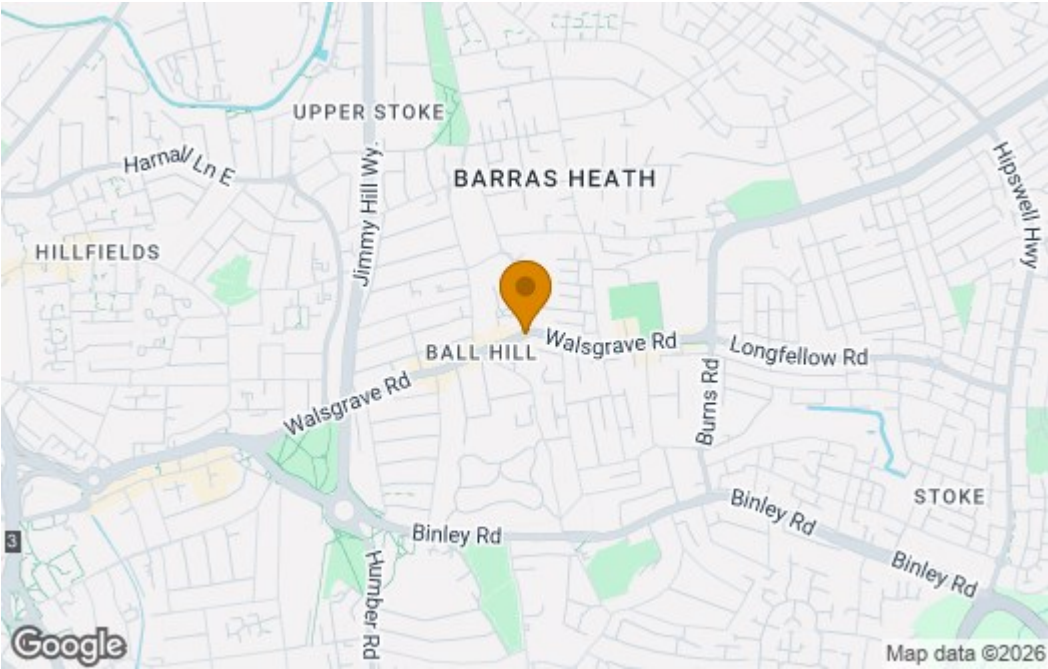
Suite with shower cubicle

### **Rear Garden**

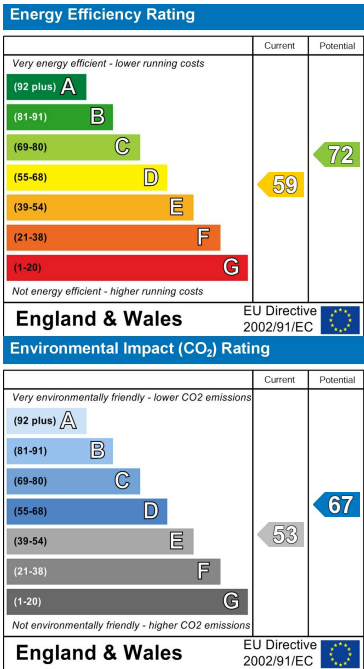
Large low maintenance rear garden

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter